

## CODORUS TOWNSHIP PLANNING COMMISSION

APRIL 26, 2007

The meeting opened with the pledge to the flag at 7:00 P.M.

Members present were Rick Sechrist, Lamar Glatfelter, Tom Moore, Richard Masimore, Deborah Slawson, Solicitor Gilbert Malone and Engineer Mike Endler.

The minutes were approved as presented.

There were no public comments.

Tom Shaffer had the subdivision plan for property on Rice Road. Items discussed were not enough road frontage. The possibility of putting in a larger driveway to have the required frontage. A road maintenance agreement would be needed. The perc test must be where the sewer for dwelling is going to be located.

Worley Surveying represented the Ed Kallas subdivision plan. The location seems okay for the placement of 2 lots. Storm water management needs to be worked out. A motion was made for passing the plan and signing the modules by Deborah. Richard made the second. The motion carried and they were signed.

James Spearman had questions about erecting a pole building on his father's property. He is buying his parents property. He would not qualify for a home occupation if he doesn't live on the property. It would have to be over 500 ft. from a neighbor's house. To qualify as a small business it would have to be in a building constructed prior to 1974. He would need a home occupation permit for the activity currently taking place.

Jim Miller had questions about storm water management. He proposes to build a 30x30 extension to the north side of the 40x100 Museum Building. Under land development the storm water would be figured out on the entire building. An engineer needs to okay the concept or design a workable system.

Kevin Mummert wants to transfer 3 lots from one farm to another. The location would be where the first three lots are located. This area should be workable. He would need a waiver for more than 3 lots on a private road. A road maintenance agreement would be needed. A motion for the waiver was made by Rick and seconded by Lamar. The motion carried with Deborah being opposed.

Brian Parrish from Coldwell Banker was present representing the Sifleet property along Bonnair Rd. Two lots are proposed partially in the woods and partially in the field. The amount of wooded area would be determined by the steepness of the area on the north side of the lots. There was a question of expanding the existing operation on the farm. Most any Ag related use would be okay. Storm water and land development would be necessary.

April 26, 2007

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Shawn and Michael Mathias had questions about subdivision. They have 10.5 acres purchased in 1974. They can take a lot off not to exceed 2 acres. They need to determine how much land is needed.

Dan Thomas from Ridge Road wants to build a 50x100 building. Land development and storm water need to be addressed. An engineer should design a system before a permit can be secured.

Will Barker from Buffalo Valley Road wants to build a 30x48 storage building. He needs a designed way to handle the rain water.

The Board needs to have a consistent way of handling the storm water problems.

Rick made a motion to have a waiver for up to 2000 sq. ft. being able to use the example of the plan provided by the Township. The motion died for lack of a second.

Palmer Bortner, Michael Kasko, Andrea Sparks and Noah Weir had questions about the Young farm on Ridge Road. They propose to use the lots along the road and preserve the wooded hill from building.

Steve Watkins- Martin/Barley for a add on subdivision in the area of Buffalo Valley and Green Valley Roads. It would involve 41.5 acres and 6 acres all of which is in Ag Preservation. A merger agreement would be needed for the mortgage Company or to refinance. They should be able to proceed. There are no dwelling rights involved. Deborah made the motion to pass and Richard made the second. The motion passed and the plan was signed subject to merger agreement. Form B was passed and signed following a motion by Deborah and a second by Richard.

Under the Zoning report the Carl Frahn building from Miller Road was discussed. It was suggested that he come to a Planning Commission meeting. The building dimensions are in dispute.

The Board needs to see the Brad Martin chicken house plan a review.

A date of May 29<sup>th</sup> at 7:30 was set for a work night for storm management.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore  
Recording Secretary

Codorus Township Planning Commission  
March 29, 2007

The meeting was called to order at 7:00 P.M. Members present were Lamar Glatfelter, Rick Sechrist, Tom Moore, Deb Slawson, Richard Masimore, Solicitor Malone and Engineer Mike Endler.

The minutes for the month of Feb were approved as presented.

Sid Krebs was present representing Stone Church. They were asked to address encroachment into Chester soil at a previous meeting. They have made changes to the plan. They had a soil scientist survey the site. The plan consists of 10 acres and is on poorer quality soil. The other lot when purchased should be merged with the larger parcel. They should be allowed to proceed at this point. So far this proposal would comply with the ordinance. It is in the Ag zone. It is an oversize lot. There was discussion about giving up building rights for an oversize lot. The sketch plan seems to meet the ordinance.

Jon Myers representing the Eagles Landing subdivision was present. The county comments were reviewed. A road maintenance agreement is needed. The road needs to be constructed. The storm water management concept approval is still okay. The plan should come back for Board approval after some details are worked out.

Worleys surveying and Ed Kallas were present relating to the subdivision on Snyder Mill Road. The lot width is a zoning issue. The lot will need 200 ft. of road frontage. They will reconfigure the lots to get the proper frontage and return to a later meeting.

The Melvin Bricker plan was discussed. There are 3 Rural Residential lots and 1 General Commercial. The Supervisors checked the plan and said it should come to the Planning Board. No vote was taken by the Supervisors. The plan needs to show all property as contiguous prior to 1974. Mr. Bricker asked for a continuance so the plan was tabled until a later meeting.

April Showers of JMT Engineering was present and gave a presentation on the Comprehensive plan update. A meeting will be scheduled to meet with the Planning Board and Supervisors.

Craig Blinke had subdivision questions about his Catholic Valley Road property. He wants to establish a site for 1 dwelling. The property has access from 2 roads. It is in mostly poor quality soil. He should be able to build wherever a suitable perc is found.

Brian Parrish of Coldwell Banker had questions relating to the Sifleet property along Bonnair Road. The property consists of 60 acres and has a quota of 2 plus the existing home. There is a problem with getting proper road frontage. A site inspection will be held April 12<sup>th</sup> at 7:00 P.M.

March 29, 2007

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Shawn and Michael Mathias from Tannery Road were present. The property is wooded and consists of 10.5 acres. It was purchased in 1975 from Robert Miller. The quota needs to be researched.

Jim Markel had questions about the Young Farm of 83 acres on Ridge Road. The possibility of having a vineyard and subdividing part of the farm were discussed.

Paul Macnamara was present. He has the former Raymond Wildasin farm of approximately 45 acres. He had questions about putting a home along Raymond Lane off of Snyder Road. He wondered about acquiring an additional building right. If he can buy a lot on adjacent property he could transfer it to his property.

Bettylou Smith had questions about a property. The 2 lots in question are considered by the board to be contiguous.

Mike Endler presented a sewer authority chronological order of events for the sewer project. Problems with Robert Rebert and Tom Baum were discussed.

Bill Fogle gave his zoning report.

Codorus Estates have been stopped because their permit has expired.

The Board does not have a recommendation to make for the Hartlaub Kennel and Horse Boarding hearing.

A meeting time is needed for a work night for the zoning ordinance. The time is April 12<sup>th</sup> at 8:00 P.M. after the site inspection.

Deborah made a motion that the Board recommend that the Supervisors send the appropriate letter to JMT that we are interested in a joint meeting of Supervisors, Board members and JMT rep. and that JMT be hired to do the Comprehensive plan April 5<sup>th</sup> after the Supervisors meeting. Tom made the second and the motion carried.

The meeting adjourned.

Respectfully submitted,

Richard Masimore  
Recording Secretary

Codorus Township Planning Commission  
February 22, 2007

The meeting opened with the pledge to the flag.

Members present were Rick Sechrist, Lamar Gladfelter, Richard Masimore, Tom Moore, Deborah Slawson and Solicitor Gilbert Malone.

The minutes were approved as presented.

The Codorus Estates plan was discussed. The development agreement is needed. The Supervisors will hold the plan until the development agreement is signed. The escrow fees need to be paid for inspection and legal fees. The agreement needs to be recorded and it needs to be reviewed by John Herrold. The Planning Commission will sign the plan at a later date. The plan needs to be notarized. A motion to pass the plan and sign later was made by Deborah and a second was made by Richard. The motion carried.

The Codorus Estates plan Phase 2 A was reviewed. The pump station plan conditions have been met. A motion was made by Rick and a second by Lamar to pass and sign the plan. The motion carried.

William Frahn was present seeking a waiver for a seepage pit. He is building a 30 x 48 pole building. The new building is smaller then the building it is replacing. The ordinance has no language relating to this type of situation. The Board should look into uniform regulations in storm water management in the future. Tom made a motion to allow a modified version or waiver of storm water control in this case. Richard made the second. The version discussed was a trench lined with #1 stone to be checked by Bill Fogle. The motion carried.

Bettylou Smith had questions about lots along Seven Valleys Road. The Board needs to know if the lots in question were in common ownership on Dec. 7, 1974. If they were they would not be allowed a second building lot.

Doug Crawford presented the Holcomb, Roesner & Wagner plan. No dwellings may be placed on lot #1 unless a subdivision & land development plan is presented. County comments were reviewed. The plan needs to be notarized and signed by owners. A motion was made by Rick to sign Form B and a second was made by Richard. The motion passed and it was signed.

A motion was made by Rick to sign the plan and a second was made by Richard. This motion passed.

Bill Fogle gave his report.

The meeting was adjourned.

Respectfully submitted,

Richard Masimore  
Recording Secretary

Codorus Township Planning Commission  
January 25, 2007

Members present were Lamar Glatfelter, Richard Masimore, Tom Moore, Rick Sechrist and Deborah Slawson. Solicitor Gilbert Malone and Engineer Mike Endler were also in attendance.

The meeting opened with the pledge at 7:00 P.M.

The minutes were approved as corrected. A sentence needed to be restructured in the Crawford paragraph.

Joe Boose presented the Melvin & Mildred Bricker subdivision. Lots # 2, 3, & 4 are zoned rural residential. Each lot is a bit over 2 acres. County comments were reviewed. They have been complied with. Storm water management will be dealt with on the plan. A waiver is needed for road widening. The General Commercial lot needs to be subdivided to be sold. The Brickers stated that the property is not in the clean & green program. The plan can't be signed today because it will probably be changed. It would be in the best interests of the Brickers if a well for good water was provided for each lot. Rick made the motion to approve the plan with conditions. Storm water management needs to be shown. The commercial lot needs to be shown as part of the farm. Deborah made the second. The motion carried. The plan will be signed later.

Doug Crawford presented the George Tracy/Tracey Kerr plan. The form B waiver and non-building declaration was presented for signature. County comments were reviewed. The county board now requires a permanent benchmark be included on the plan. The board will ignore this requirement for the time being. A motion to sign the plan was made by Richard and a second was made by Lamar. The motion passed and the plan signed.

Doug Crawford presented the Deb & Monte Penn plan which would subdivide the farm house and buildings 1.14 acres. The remaining acreage will be joined to their other property which fronts on Panarama Heights. A merger agreement will be needed before the board can sign the plan. The waiver for non-building declaration was presented and signed. Deborah made the motion to approve the plan pending the merger agreement. Richard made the second. The motion passed and the plan was signed.

Doug Crawford presented the Anthony LoPiccolo plan for subdivision along Snyder and Brenneman Roads. County comments were reviewed for lots # 1, 2, & 3. Storm water management needs to be addressed. County comments were discussed. A motion was made by Rick and a second by Lamar subject to storm waster management being taken care of before the Supervisors sign the plan. The motion passed and the mylar was signed.

The Kevin Mummert plan was presented consisting of 3 lots along Mummert Road. County comments were reviewed. Storm waster management is required. A motion was

made by Rick and a second was made by Deborah to approve the plan subject to storm water management language being included on the plan.

There were questions about the former Dale Mummert farm near the end of Fair School Road. The required lot size is 1.50 acre. The driveway right-of-way should be 25 ft. An oversized lot will be necessary for the sewer. Everything should be okay. They will return next month.

Frank Barrick had questions about the Lloyd Williams property. The 9 acre wood lot has 1 allocation unless the right-of-way would be increased. If there would be a wider right-of-way 2 lots would be possible.

Mark Rabush had questions about the lot locations for the Zeigler property along Ridge Road. The Board stated that the lots are designated for the top of the hill on the north side of property of 94 acres.

Rick Pardew had questions about the Glen Rock Church of Christ property. They will be allowed to increase their property of 3 acres by purchasing some from the Roy Gladfelter property. There was a motion by Rick and a second by Tom to allow this. The motion passed with Deborah opposed. They will need a merger agreement. No perc test is needed. Storm water management will need to be addressed. The York County Conservation District will need to be consulted if more than 1 acre is disturbed. A land development plan is needed for any structure of over 1,000 square feet.

The McClelland's requested a waiver of the seepage pit requirement for approximately 10% of their rain water. Tom made a motion to recommend a waiver for the portion that cannot be piped to the pits. Lamar made the second and the motion carried.

Jim Holley was present with Codorus Estates final plan Phase II A for 63 lots. The total lots for the entire plan is 112. C.S. Davidson's comments were reviewed. See attachments A & B.

Four street lights have been proposed. The Home Owners Association has responsibility for their maintenance.

Walking paths connected to the community required. Street signs will be erected by the Township at the Developers expense. Lamar made the motion to grant conditional approval if the C.S. Davidson January 18, 2007 letter of comments including street lights and walking paths and owners signature for 2 properties for the sewer plant are complied with. Rick made the second. The motion passed.

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A motion was made by Rick and seconded by Richard to approve the sewer plant and pump station plan subject to conditions noted on C. S. Davidson's letter of January 16, 2007. The plan passed.

Bill Fogle gave his monthly report. There was discussion about signs in the Township.

There were not more responses to the Comprehensive plan update proposal. Three firms have submitted interest so far.

There will be a work session scheduled for February 27, 2007 at 7:00 P.M. to work on the plan update.

The meeting adjourned.

Respectfully submitted,

Richard Masimore  
Recording Secretary



"A"  
Master Office  
5 West James Street, Suite 102  
Harrisburg, PA 17103  
(717) 481-2991 • FAX (717) 481-8690

York Office  
38 North Duke Street  
York, PA 17401  
(717) 846-4805 • FAX (717) 846-5811

Gettysburg Office  
50 West Middle Street  
Gettysburg, PA 17325  
(717) 337-3021 • FAX (717) 337-0782

January 16, 2007

Codorus Township Planning Commission  
Thomas C. Moore, Chairman  
4631 Shaffers Church Road  
Glenville, PA 17329-8923

RE: Final Subdivision and Land Development Plan  
Jefferson Codorus Joint Sewer Authority Pump Station Plan  
Codorus Township, York County, PA  
Engineer's Project No. 2058.3.03.03

JAN 18 2007

Dear Planning Commission Members:

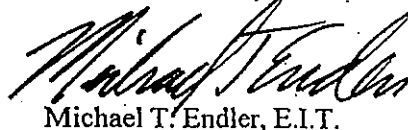
We have reviewed the above-referenced final subdivision and land development plan prepared by James R. Holley & Associates, Inc., with a revised date of January 10, 2007. The property is located within the proposed Codorus Estates subdivision and will be granted to the Jefferson Codorus Joint Sewer Authority as use as a sewage pumping station. We offer the following comments:

1. The notarized signature of the owner should be on the plan.
2. The signature of the professional land surveyor responsible for the plan should also be on the plan.
3. The proposed sanitary sewer easements for the force main and interceptor across the CFR properties (Codorus Estates and Graystone Subdivisions) should be correctly shown on the plan (see enclosed plans). The following summarizes the dimensions of the easements:
  - 30' permanent, 20' temporary across the Codorus Estates subdivision
  - 20' permanent, 20' temporary across the Graystone subdivision
4. The proposed stormwater infiltration pit show on C.S. Davidson's Post Construction Stormwater Management Plan (see enclosed) should be shown on the plan.

If you have any questions or concerns, please contact me at the York office listed above.

Sincerely,

C.S. DAVIDSON, INC.

  
Michael T. Endler, E.I.T.

MTE/tls

Copy: CFR Partners, L.P., 3969 Two Springs Farm Lane, Glen Rock, PA 17327  
Mathew B. Slagel, James R. Holley & Associates, Inc., 18 S. George Street, York, PA  
17401 (plans & letter)  
Cecile H. Feters, Jefferson Codorus Joint Sewer Authority, PO Box 223, Codorus, PA 17311  
File

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York Office

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(717) 846-4805 • FAX (717) 846-5811

www.csdavidson.com

50 West Middle Street •

Gettysburg Office

Gettysburg, PA 17325

(717) 337-3021 • FAX (717) 337-0782

January 18, 2007

Codorus Township Planning Commission  
Thomas C. Moore, Chairman  
4631 Shaffers Church Road  
Glenville, PA 17329-8923

Re: Final Subdivision Plan  
Codorus Estates – Phase II-A  
Codorus Township, York County, PA  
Engineer's Project No. 2058.3.01.00

Dear Planning Commission Members:

We have reviewed the above-referenced final subdivision plan, dated 12/08/2006, as prepared by James R. Holley & Associates, Inc. Based upon our review, we offer the following comments:

1. Written comments from the York County Planning Commission should be received prior to approval.
2. The notarized signature of the Owner needs to be on the plan prior to approval.
3. Recreation fees need to be paid to the Township prior to approval.
4. Bonding needs to be secured for a guarantee of the proposed public improvements. A security estimate should be prepared by the developer's engineer and forwarded to C. S. Davidson, Inc. for review. In addition to the public improvements proposed in the plan, the security estimate should also include costs to remove the CSS Treatment Plant and the sewer connection into the Sewer Authority's pumping station.
5. The Township Solicitor should review the Homeowner's Association documents prior to approval.
6. Sewage capacity for this subdivision has been reserved in an agreement dated July 12, 2006 between CFR Development and the Jefferson Codorus Joint Sewer Authority. Approval of this final plan should be contingent upon the developer paying the appropriate reservation fees.

*Pump Station Reserve*

Lancaster Office  
115 West James Street, Suite 102  
Lancaster, PA 17603  
(717) 481-2991 • FAX (717) 481-8690

York Office  
38 North Duke Street  
York, PA 17401  
(717) 846-4805 • FAX (717) 846-5811

Gettysburg Office  
50 West Middle Street  
Gettysburg, PA 17325  
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January 16, 2007

Codorus Township Planning Commission  
Thomas C. Moore, Chairman  
4631 Shaffers Church Road  
Glenville, PA 17329-8923

RE: Final Subdivision and Land Development Plan  
Jefferson Codorus Joint Sewer Authority Pump Station Plan  
Codorus Township, York County, PA  
Engineer's Project No. 2058.3.03.03

JAN 18 2007

Dear Planning Commission Members:

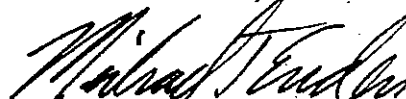
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Sincerely,

C.S. DAVIDSON, INC.

  
Michael T. Endler, E.I.T.

MTE/tls

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Mathew B. Slagel, James R. Holley & Associates, Inc., 18 S. George Street, York, PA  
17401 (plans & letter)  
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File

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January 18, 2007

Codorus Township Planning Commission  
Thomas C. Moore, Chairman  
4631 Shaffers Church Road  
Glenville, PA 17329-8923

Re: Final Subdivision Plan  
Codorus Estates – Phase II-A  
Codorus Township, York County, PA  
Engineer's Project No. 2058.3.01.00

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*[Handwritten signature]*